WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1176078 DEEDWARR
08/30/2024 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20240830-0067162

File #24-TC-0216-PILK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2K Development LLC	**NEW OWNER**	
(NAME)	(NAME)	
P.O. Box 120789		**129 02 0 055.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ELIZABETH ELLEN ANDERSON, EXECUTOR OF JOHN J. FRANKS ESTATE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

2K DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section I, West Meade Farms, Inc., as of record in Plat Book 1424, Page 47, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Julian Franks by Special Warranty Deed from John Julian Franks and John Alec Franks, Co-Trustees of the Kathryne Jean Franks Family Trust of record in Instrument No. 20060926-0118810 Register's Office for Davidson County, Tennessee, dated September 09, 2006 and recorded on September 26, 2006. The said John Julian Franks subsequently died testate on or about December 13, 2021, and his Last Will & Testament has been admitted for Probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 22P1369. Pursuant to the terms of said Last Will & Testament, the Executor of the Estate of John Julian Franks was directed to administer any real property owned by John Julian Franks at his death as part of his probate estate.

John J. Franks and John Julian Franks are one and the same.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I, WEST MEADE FARMS INC, as recorded in Plat Book 1424, Page(s) 47.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF WEST MEADE FARMS INC., SECTION I, as recorded in Plat Book 1130, Page 95.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 216 Vaughns Gap Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 15th 28th day of August, 2024.

John J. Franks Estate

By: Elizabeth Ellen Anderson
Elizabeth Ellen Anderson, Executor

STATE OF North Dakota
COUNTY OF Burleigh

Personally appeared before me, the undersigned notary public, Elizabeth Ellen Anderson with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Executor of the John J. Franks Estate , and who further acknowledged that she is authorized to execute the within instrument as Executor of said Estate.

Witness my hand, at office, this 15th 28th day of August, 2024.

Kathy L Richmond
Notary Signature
My commission expires: April 14, 2026

KATHY L RICHMOND
Notary Public
State of North Dakota
My Commission Expires Apr 14, 2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37203

Certificate of Authenticity

I, Dawnielle Hardwick, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 28, 2024**.

Date

D Hardwick

Affiant Signature

August 30, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026